

• **My comments are about policies or text related these focus areas (check all that apply):**

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Housing Affordability & Diversity | <input type="checkbox"/> Design Quality & Placemaking | <input checked="" type="checkbox"/> Arts & Culture |
| <input type="checkbox"/> Growth: Balance of Future Jobs & Housing | <input checked="" type="checkbox"/> Resilience & Climate Commitment | <input type="checkbox"/> Small Local Business |
| | <input type="checkbox"/> Subcommunities & Area Planning | <input type="checkbox"/> Other |

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I live in Newlands - moved there in 1990, and I'm horrified at the cost of homes - crummy homes - today + \$1M. I'm a faculty member at CU, & I'm very concerned with the fact that we very well may have difficulty ~~but~~ recruiting faculty & grad students due to cost of housing & living. We desperately need more ~~a~~ middle income housing in Boulder - I don't want it to become Beverly Hills. I'd like to see granny flats, etc. built in my neighborhood, support ↑ density along traffic corridors (3303 B-way) workforce housing at CU South, etc.

I also would like the city to support the arts w/ lofts & such. Just was at RiNo & love the artsy feel - the Armory would've been a great site for this. Designate somewhere as an arts district.

Finally, being on WRAB, I'd like to see H2O

conservation + water retention as a focus of new developments. I'd love to see large parking lots be converted to impermeable surfaces. Consider tiny homes, ↑ density housing in the east 55th industrial zone keeping H2O in consideration.

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Key Implementation Items

— Require a higher level of permanently affordable housing for an increase in intensity granted by the city.

→ Do this only for market rate developers who develop their units on-site.

Do not grant this to the housing authorities that get cash-in-lieu or grant money.

Reason is is if you allow ^{market rate} developers to build market rate on sites downtown & then offsite ~~or~~ give cash to ~~afford~~ public housing authorities & then public housing authorities are allowed to increase height or density in areas that should not have that happen (like low density/ rural/ residential areas).

This offsets the cost (affects) of development to neighborhoods while the market rate developers get the benefits.

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Many good ideas are included in the draft changes, including some self-determination for neighborhood groups.

In the area of "reducing barriers to creating ADU", most of the ideas seem reasonable. One that does not is getting rid of the off street pkg. requirement. I have lived in 5 different SF homes in Boulder in the last 30 years. Only one had sufficient on-street pkg. Because our long-standing parking requirement for SF homes is only one off street pkg. space, many streets are already crowded with the 2nd, 3rd, and 4th vehicle of the main households. Also, by history and design many streets in SF neighborhoods are quite narrow - not allowing cars to pass each other when cars are parked on both sides of the street. This is dangerous for the drivers, children, and pets, not to mention bicyclists. So some consideration should be given to not drafting a "one-size-fits-all" neighborhoods standard, when it comes to doing away w/ the pkg. requirement. It may work in a few neighborhood like Frangier Meadows but it won't work well in most areas.

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The 551L & Arapahoe area

- needs basic medical services
- Child care/day ^{Dentistry} care center
- Restaurants needed

Make it
family oriented

Park facility

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The draft plan talks about regulations and incentives to facilitate low income and affordable housing. The City should ask how aggressive to be to affirmatively identify multi-unit infill and redevelopment sites and initiate conversations with owners. The land east of N Broadway from Sumac to Upland was for sale for several years. It was perfect for Medium density townhomes with 4-unit buildings adjacent to existing low density homes. When I inquired the Planning staff told me it would be spot zoning and it was important to leave it to landowners. Today there are 11 high-end homes in this place on the Skipl line, walking distance to Lucky's Center and walking to Crestview. It could have housed more than 50 families with little neighborhood impact.

The Housing section of BVCP should say something about partnering with the City on selected rezonings and not wait for developers to step in under current zoning.

Thx!

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Re: Light Industrial. I live in Holiday. The light industrial west of Broadway is there, planned for, and should be nurtured. Don't take away space for car repair & other small-scale services to build housing. This isn't Google → the community benefits from these businesses. The live-work build at Yellow Pine + Broadway west side shouldn't have happened.

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I don't feel like "subcommunities" is
working because nobody who
makes decisions listens to the area
folks in ^{making} planning decisions

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Subsidize existing homeowners to create legal
rental spaces up to the existing 3 person limit.
then require that rents be controlled to remain
affordable

